



## May 2021

Monthly roundup | Real estate

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### Winners and losers in April

#### Best performing funds in price terms

	(%)
Globalworth Real Estate	22.7
Standard Life Inv. Property Income	19.3
Sirius Real Estate	14.4
Hammerson	13.9
Tritax EuroBox	13.6
BMO Commercial Property Trust	12.6
UK Commercial Property REIT	11.5
Schroder REIT	11.4
Custodian REIT	11.3
AEW UK REIT	11.1

Source: Bloomberg, Marten & Co

#### Worst performing funds in price terms

	(%)
Raven Property Group	(5.4)
Circle Property	(3.9)
Town Centre Securities	(3.3)
Shaftesbury	(2.0)
Impact Healthcare REIT	(1.5)
Sigma Capital Group	(1.0)
Home REIT	(0.9)
Macau Property Opportunities	(0.4)
RDI REIT	(0.3)
Grit Real Estate	0.0

Source: Bloomberg, Marten & Co

Diversified property companies were the winners in April as progress in the UK's vaccination programme and roadmap out of lockdown continued unabated. Six of the top 10 best performing companies in price terms were generalist REITs that had been trading on wide discounts. Top of the pile, however, was **Globalworth Real Estate**. The Central and Eastern European office landlord was the subject of a takeover offer by two of its largest shareholders in April. **Standard Life Investments Property Income Trust** headed the list of generalist property companies with a 19.3% share price rise. Strong rent collection rates, a growing dividend and portfolio valuation rises characterise most of the property generalists as they move on from the depths of the pandemic. Shopping centre owner **Hammerson** had another good month, announcing the sale of a retail park portfolio for £330m, and has now seen its share price recover 72% in the past three months. **Tritax EuroBox** deployed the proceeds of its €230m equity raise last month with the acquisition of two German assets.

There was only a handful of property companies to see their share price fall in April, with Russian logistics landlord **Raven Property Group** heading the list. Both **Circle Property**, the small-cap real estate company, and **Town Centre Securities** saw their share price fall off slightly in April following double-digit gains in March. Both are still up in the year to date – 6.8% and 15.9% respectively. West End of London landlord **Shaftesbury** also suffered a slight drop in its share price in April, although the group is up 10.5% in the year-to-date as it gears up for a reopening of retail and leisure assets. Care home owner **Impact Healthcare REIT** saw its share price fall 1.5% following a £35m capital raise at a discount to its 1 April share price. The share price of specialist homeless accommodation owner **Home REIT** fell slightly despite reporting positive maiden interim results for the period from launch to the end of February in which NAV rose 4.9%. **RDI REIT**, meanwhile, has since de-listed from the stock market following the buyout by existing shareholder Starwood.

## Valuation moves

Company	Sector	NAV move (%)	Period	Comments
<b>Aberdeen Standard European Logistics Income</b>	Europe	8.1	Full year to 31 Dec 20	Value of portfolio up 22.0% to €425.2m due to acquisitions and yield compression
<b>Home REIT</b>	Residential	4.9	Half-year to 28 Feb 21	Property portfolio valuation up 4.3% on acquisition price to £243m
<b>AEW UK REIT</b>	Diversified	3.4	Quarter to 31 Mar 21	Portfolio grew in value by 4.0% to £179.0m
<b>BMO Commercial Property Trust</b>	Diversified	1.7	Quarter to 31 Mar 21	Value of portfolio increased 1.1% to £1.24bn
<b>BMO Real Estate Investments</b>	Diversified	1.0	Quarter to 31 Mar 21	Portfolio value increased 0.8% to £318.8m
<b>Target Healthcare REIT</b>	Healthcare	0.8	Quarter to 31 Mar 21	Like-for-like portfolio valuation uplift of 1.0% to £650.8m
<b>UK Commercial Property REIT</b>	Diversified	(3.4)	Full year to 31 Dec 20	Value of portfolio fell 12.9% to £1.18bn
<b>Standard Life Inv. Property Income Trust</b>	Diversified	(8.8)	Full year to 31 Dec 20	Portfolio valuation down 11.2% to £437.7m

Source: Marten & Co

## Corporate activity in April

**Globalworth Real Estate** was the subject of a takeover bid by largest shareholders CPI Property Group and Aroundtown, valuing the company at just over €1.5bn. The board said it undervalued the company and holders of 39.8% of its shares – Growthpoint Properties, The European Bank for Reconstruction and Development and Oak Hill Advisors – rejected the offer. These holders represent 82.0% of the Globalworth shareholders to whom the offer would be made.

Shareholders of **RDI REIT** approved the £467.9m cash offer for the company from its largest shareholder Starwood Capital. Starwood made a cash offer for the 70% of shares it doesn't own at 121.35p, representing a discount of 19.9% to the group's most recent EPRA NAV but a 38.2% premium to its six-month average share price.

**Impact Healthcare REIT** raised £35m through a placing of new shares, below its £50m target. The issue price was 111.5p – a 2.5% discount to its closing price on 1 April 2021

and a 1.8% premium to its most recently reported NAV of 31 December 2020. The proceeds will be used to repay debt and fund new acquisitions.

**Yew Grove REIT** raised €12.7m with the issue of 13,350,000 new shares at 95 cents per share. It has an acquisition pipeline of approximately €72m, comprising seven properties with short-term reversionary yields of between 7.51% – 9.20%.

**CLS** completed a £61.7m, 12-year loan with Scottish Widows, secured on a portfolio of five UK office properties. The loan has a fixed 2.65% interest rate and replaces two existing loans of £27.4m, which were due to expire before the end of 2021, as well as financing three recent unencumbered acquisitions. Overall, the transaction results in net additional cash to CLS of £33.7m, after costs. The loan incorporates a 10-basis point margin reduction dependent on the delivery of specific sustainability targets.

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## April's major news stories – from our website

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- **AEW UK REIT wins legal battle over unpaid rent**

AEW UK REIT won a High Court battle against two of its “well-funded” national tenants – Sports Direct and Mecca Bingo – to recover rent that they had refused to pay during the pandemic.

- **Phoenix Spree Deutschland boosted by rent freeze ruling**

The German Federal Court ruled against the legality of the Mietendeckel rent freeze in Berlin. Phoenix Spree Deutschland had previously estimated a 20% hit on annual rents in 2021, but it is now expected that this will be reversed.

- **NewRiver REIT mulls listing pubs business**

NewRiver REIT is considering an initial public offering (IPO) of its pubs business Hawthorn, as part of a wider strategic overhaul. The group said one of its priorities was to divest the community pub business and focus on “resilient retail”.

- **British Land moves into logistics development**

British Land announced plans for 1m sq ft of urban logistics development at two of its retail sites. It is the first foray into the burgeoning logistics sector for the REIT, which has traditionally had a portfolio focused on offices and retail.

- **British Land pre-lets 134,000 sq ft at Broadgate office campus**

British Land pre-let 134,000 sq ft of office space at its 1 Broadgate development in the City of London with real estate consultancy firm JLL on a 15-year term.

- **Hammerson sells £330m retail portfolio**

Hammerson sold seven retail park assets to Brookfield for £330m, representing an 8% discount to the December 2020 book value. Disposals in 2021 now total £403m as the group looks to reduce debt.

- **Tritax EuroBox in €290m German double buy**

Tritax EuroBox acquired two assets in Germany - a 70,000 sqm logistics facility let to a leading German sportswear manufacturer and a 94,800 sqm property let to Wayfair - for €290.9m.

- **Tritax Big Box REIT toasts £90m acquisition**

Tritax Big Box REIT acquired the largest wine production warehouse in Europe in a £90m deal. The 872,000 sq ft facility in Avonmouth, in the South West of England, is let to Accolade Wines and was acquired at a net initial yield of 5.1%.

- **Supermarket Income REIT splashes £63m on Tesco store**

Supermarket Income REIT bought a Tesco supermarket in Colchester, Essex for £63m, representing a yield of 4.5%.

- **LondonMetric disposes of £38.5m non-core assets**

LondonMetric sold five non-core assets – three retail assets and two offices – for £38.5m.

## QuotedData views

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- **Rent Wild West needs a solution? – 30 April 2021**
  - **Rent judgment good news for REITs – 23 April 2021**
  - **British Land's bold move too late? – 16 April 2021**
  - **Shackles to come off in battle for unpaid rent – 9 April 2021**
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## Managers' views

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A collation of recent insights on real estate sectors taken from the comments made by chairmen and investment managers of real estate companies – have a read and make your own minds up. Please remember that nothing in this note is designed to encourage you to buy or sell any of the companies mentioned.

### Diversified

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#### Standard Life Investments Property Income Trust

##### Jason Baggaley, investment manager:

2021 is expected to be a year of two halves. The national lockdown and restrictions on travel along with the impact of the final Brexit deal will have a negative impact on the economy and real estate market in the first half of the year. However, the second half is expected to be significantly different as the economy reopens with strong growth albeit from a low base. The economic shocks from COVID-19, as well as the aftereffects of Brexit are going to create a challenging macroeconomic environment and after the strong bounce back, we are likely to be in a new period of low growth and low interest rates.

The low interest rate environment is likely to support continued demand for real estate as an income producing real asset. The weight of money available to invest in real estate is going to be supportive of values, however we expect a strong differential in performance both across sectors, and within sectors.

The theme of industrial performing well and retail poorly is expected to continue but become more nuanced. Shopping centres and fashion-led retail is likely to continue to see falling capital and rental values, whilst food and budget retail should hold up well. Logistics remains a strong sub-sector with continued demand pushing rents and values up, but we suggest greater caution is required around smaller multi-let units generally rented to poorer covenants more likely to struggle in a weaker economic environment. The office market is in a period of change and is likely to see rental value falls and reduced demand: however, it is a sector that is likely also to see the best properties do better and the weaker ones worse as users and buyers become more selective.

Income will be the main driver of returns over the next few years. Long let secure income is trading at ever lower yields, and those seeking a greater yield are going to have to take an active approach of investing in assets with shorter leases but more sustainable income through diversification and good quality assets that meet occupier needs.

#### BMO Real Estate Investments

##### Peter Lowe, fund manager:

The property market was buoyed by encouraging news on the vaccine rollout and a timetable to the reopening of parts of the economy that have remained closed for much of the pandemic. Performance was largely driven by a strong showing from the industrial and distribution sector where occupational fundamentals remain attractive and investment demand has driven sharp yield compression. There was some improved stability in retail markets, particularly retail warehousing, although shopping centres and high street yields continued to soften. Sentiment has improved over the period, however investors outside of the industrial and foodstore markets remain cautious and transaction levels are subdued by historic standards.

#### UK Commercial Property REIT

##### Ken McCullagh, chairman:

As the vaccine rollout continues, and in the expectation restrictions are gradually eased, then the key question is how fast and to what extent the economy can rebound from the seismic impact of the pandemic which resulted in a 9.9% fall in UK GDP in 2020. Another factor that may impact the strength of the economy is the Brexit trade deal between the UK and Europe and whether this will result in significant disruption between the two trading blocs. Our investment manager is forecasting 6.2% GDP growth in 2021, on the basis there are no further setbacks.

It remains to be seen whether valuations of UK commercial real estate, which were already under pressure pre COVID-19, will recover to the same extent as the wider UK economy with valuation movements and hence total returns likely to be polarised between the sectors and within sectors. COVID-19 accelerated the structural retail trend away from the high street and shopping centres to online retail and while this trend may flatten out, or indeed partially recede, as people are allowed back to the shops, it is unlikely to completely reverse. There is much speculation over the future of the office sector as businesses adjust to hybrid working practices. However, there is no doubt that some offices will act more as collaboration hubs, reducing the requirement for office space, and that there will be an even more distinct polarisation between well located prime modern offices that fulfil the modern occupiers' exacting requirements and older, more secondary stock which will fall out of favour. Leisure should recover to an extent but this will be very much linked to the easing of lockdown and the public being both able and confident enough to visit places like cinemas and restaurants.

## BMO Commercial Property Trust

**Richard Kirby and Matthew Howard, fund managers:**

As the vaccination rollout becomes more widespread and restrictions are finally eased or lifted, we will see greater certainty returning to the market, lifting confidence and valuations alike. Brexit has been somewhat overshadowed by the pandemic but, now triggered, it is causing some disruption which may be more than frictional. As an asset class, real estate will continue to be supported by a low interest rates environment, providing it with a yield advantage over most other domestic and overseas asset classes.

While the adjustment in retail may have further to go, it is important to distinguish between pandemic-related change and permanent structural change. The company's portfolio of retail assets is of high quality, with significant potential for further development as we re-position them to grocery and convenience led retail propositions. The office sector outlook is heavily dependent on the balance struck between home-working and the need for office-based collaborative working and social interaction. The way offices are used will change to a more agile model and to have more collaborative space. There has been much commentary over future demand for offices, but we are now seeing many companies restating the future need of offices to support the wellbeing of staff. The polarisation seen between prime and secondary office stock is likely to become more pronounced. The need for flexibility either in the lease structure, whether manifested as shorter lease lengths or turnover rents, or indeed as re-purposing, is expected to persist. Most importantly, is to acknowledge the variation in performance at the asset as well as sector level. Stock selection and a forensic attention to detail in asset management will be key to delivering performance.

## Europe

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### Aberdeen Standard European Logistics Income

**Tony Roper, chairman:**

The level of activity seen in the logistics market in 2020 provided the latest endorsement of our strategy when launched in 2017. 2020 was a record year of occupier demand; according to Savills, European logistics take-up reached 26 million sqm during 2020, up 12% on the level observed during 2019 and 19% above the five-year average.

Logistics remains one of the most favoured real estate sectors for investors. The logistics industry has been a standout performer benefitting from the unprecedented disruption caused by systemic changes to the way global economies function. Logistics assets have benefited from additional occupier demand arising from necessary supply chain restructuring and the rapid increase in demand for home deliveries.

Clients demand frequency and increasing complexity whilst the nature of e-commerce, where Europe lagged the UK, has required operators to adapt faster to future shifts in consumption, particularly so since the start of the pandemic. E-commerce and the move to online shopping and delivery continues unabated. As Europe's economy starts to open up once again and the mass vaccination programmes allow for a return to some sort of 'normal', I am confident the fundamentals underpinning investment in logistics real estate should continue to drive further rental and capital growth which will translate into attractive returns for shareholders.



## Real estate research notes

**Standard Life Investments Property Income Trust**  
 REITs | Update | 13 April 2021

**Focus on tomorrow's world**

With the roadmap out of lockdown and into economic recovery in place, Standard Life Investments Property Income Trust (SLI) has turned its attention to future-proofing its portfolio. This has put environmental, social and governance (ESG) at the forefront of its decision-making process for asset disposals and acquisitions, with longevity of income considered critical to the process. Identifying leasing trends that have developed and accelerated during the pandemic, such as the growth in online retailing and how the office will be used, and its impact on future tenant demand for space, has become mission critical.

Rent collection figures of 93% for 2020 and a 3.3% valuation uplift in the Real quarter of 2020 reflect the resilient nature of its portfolio. Further growth is expected to come from savvy asset reletting.

**Commercial UK property exposure**

SLI aims to generate an attractive level of income, along with the prospect of both income and capital growth, by investing in a diversified portfolio of UK commercial property assets, primarily in three principal commercial property sectors: industrial, office and retail. SLI uses gearing with the aim of enhancing returns, with the current loan-to-value (LTV) ratio at 23.9%.

Sector	Property – UK
Ticker	SLI.LK
Base currency	GBP
Price	63.3p
NAV*	81.3p
Premium/discount	(21.8%)
Yield	4.5%

- Asset disposals leave it with firepower for accretive acquisitions in future-proof sub-sectors
- Property's ESG credentials at heart of decision-making
- Strong rent collection reflects resilience of current portfolio

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← An update note on Standard Life Investments Property Income Trust (SLI). The group is future-proofing its portfolio fit for a post-pandemic world and has put ESG at the heart of its decision-making process.

← An update note on Grit Real Estate (GR1T). The pan-African real estate investor's diverse portfolio has proved resilient during COVID-19, highlighted in a rent collection rate of 91.4%. It has consolidated its corporate structure that could facilitate its inclusion in the FTSE indices and improve liquidity in its shares.

**Grit Real Estate Income Group**  
 Real estate | Update | 17 February 2021

**On the path to recovery**

Despite significant headwinds caused by the COVID-19 pandemic, Grit Real Estate Income Group (GRIT) is diverse portfolio has proved resilient, with rent collection rates of 91.4% and a slight recovery in property valuations. Buoyed by the performance of its offices (the group's largest sector exposure), corporate accommodation and industrial portfolios, plus its consistently strong rent receipts, the group has restated its dividend (after suspending it at the height of the pandemic), albeit at a lower level.

The quality nature of its hospitality tenants and positive government-backed financial support have mitigated the impact on its holdings in the hospitality sector, while sales and purchases of properties have brought its retail exposure down significantly.

A consolidation of its corporate structure, which has seen it move corporate domicile from Mauritius to Guernsey, a step up to the Premium Listing segment of the London Stock Exchange and conversion to a sterling quotation could facilitate GRIT's inclusion in the FTSE indices and improve liquidity in its shares.

**Pan-African real estate**

GRIT is a pan-African real estate company that invests in and actively manages a diversified portfolio of assets in selected African countries (excluding South Africa). It aims to deliver strong and sustainable income for shareholders, with the potential for income and capital growth, and is targeting a net total shareholder return inclusive of NAV growth of 12.0% per annum.

Sector	Real estate
Ticker	GRIT.LK
Base currency	GBP
Price	61.5p
NAV*	82.3p
Premium/discount	(24.6%)
Yield	8.2%

- Pan-African real estate portfolio proved resilient during pandemic, with rent collection rate of 91.4%
- Dividend restated with additional one-off dividend earmarked for 2021
- Corporate structure clean-up to improve liquidity in shares

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**Aberdeen Standard European Logistics Income**  
 Real estate | Update | 17 December 2020

**Expansion on the radar**

As Aberdeen Standard European Logistics Income (ASLI) marks its third anniversary since launch, it has recorded a net asset value (NAV) total return over the period of 16.5% and a share price total return of 22.5%. The COVID-19 pandemic has only served to reinforce the strong characteristics of the European logistics sector, where a surge in online retailing has resulted in huge demand for space from e-commerce operators. An acceleration in the online retailing trend, as well as a strengthening of supply chains following the shock at the start of the year caused by the closure of borders in Asia as governments tried to tackle the spread of the virus, is predicted to result in strong rental growth in 2021.

ASLI's manager is keen to expand its portfolio from its current 14 assets in five countries, and is exploring its options for raising capital in order to buy identified assets across Europe. In December, it was announced Aberdeen Standard Investments (ASI) would acquire logistics property fund manager Tritax Management, providing ASLI with greater resources to grow.

**Big box and urban logistics in Europe**

ASLI invests in a diversified portfolio of 'big box' logistics and 'last mile' urban warehouse assets in Europe with the aim of providing its shareholders with a regular and attractive level of income return together with the potential for long-term income and capital growth (target total return of 7.5% a year in euros).

Sector	European property
Ticker	ASLI.LK
Base currency	GBP
Price	189.6p
NAV*	191.6p
Premium/discount	8.2%
Yield	4.3%

- Acceleration in growth of online retailing has resulted in surge in demand for logistics space
- Strong rental growth predicted across European logistics markets in 2021
- Company in growth mode, with capital raising being explored

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→ An initiation note on Tritax EuroBox (EBOX). The company's European big box logistics portfolio has performed well during the COVID-19 pandemic as a surge in online retailing has resulted in an uptick in demand for logistics space. Its exclusive relationships with developers give it plenty of room to grow.

← An annual overview note on Aberdeen Standard European Logistics Income (ASLI). The group's manager is exploring growth avenues to take advantage of strong fundamentals in the European logistics sector.

**Tritax EuroBox**  
 Real estate | Initiation | 23 November 2020

**Boxing clever**

The COVID-19 pandemic has accelerated trends in online retailing, to the benefit of the European logistics market, in which Tritax EuroBox (EBOX) is a leading player. Demand for logistics space is growing rapidly, while supply of existing and new property is dwindling. This supply-demand imbalance is even more acute in prime locations close to heavily populated areas, where sustained rental growth is forecast.

EBOX has amassed a portfolio of big box (very large warehouse) facilities located in major logistics hotspots across Europe. Numerous opportunities to add value also exist within the portfolio, including development and asset management projects. One of the key differentiators of EBOX to its peers is its exclusive relationships with established logistics developers. Through the tie-ups, EBOX has access to and first right of refusal over a pipeline of development assets worth €2bn.

**Big box logistics in Europe**

EBOX invests in a portfolio of logistics assets in continental Europe, diversified by geography and tenant, targeting well-located assets in established distribution hubs, within or close to densely populated areas. The strategy aims to capture market rental value growth and deliver an attractive capital return and secure income. EBOX is targeting a total return of 9% per annum over the medium term.

Sector	Property – Europe
Ticker	EBOX.LK
Base currency	GBP
Price	85.1p
NAV*	104.6p
Premium/discount	(11.0%)
Yield	11.0%
Yield	11.0%
Yield	11.0%

- Rental growth prospects in prime European logistics markets has been exacerbated by a surge in demand for online retailing
- EBOX has a pipeline worth €2bn through exclusive relationships with two development partners
- Several asset management opportunities exist to add significant value

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